

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
December 16, 2014

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, December 16, 2014, at approximately 8:30 a.m. at the CHA Corporate Offices, 60 E. Van Buren, 12th Floor Loft, in Chicago, IL.

Chairperson Z. Scott, called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Matthew Brewer Mark Cozzi Dr. Mildred Harris Harriet Johnson Jack Markowski Z. Scott Rodrigo Sierra Francine Washington
Absent:	Bridget Reidy

Also present were Michael Merchant, Chief Executive Officer; Scott Ammarell, Chief Legal Officer; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made by Chairwoman Scott and properly seconded by Commissioner Harris, the Commissioners adjourned to Executive Session. Chairwoman Scott announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one hour to discuss personnel related matters; purchase, sale and lease of real estate property; pending, probable or imminent litigation; review of closed meeting minutes; confidentiality review and determination of closed meeting minutes and audit reviews.

The Commissioners subsequently reconvened in Open Session at approximately 12:25 p.m.

Chairwoman Scott called the meeting to order and upon roll call those present and absent were as follows:

Present:	Matthew Brewer Mark Cozzi Dr. Mildred Harris Harriet Johnson Jack Markowski Z. Scott Francine Washington
Absent:	Bridget Reidy Rodrigo Sierra

There being a quorum present, the meeting duly convened and business was transacted as follows:

After Motion made by Commissioner Brewer and properly seconded by Commissioner Markowski the Minutes for the Regular and Closed meetings of October 7, October 21, and November 18, 2014, were unanimously approved as submitted.

Pursuant to the Open Meeting Act 5 ILCS 120/2.06 under the exception 2(c)(21), the Commissioners discussed in Closed Meeting the need for continued confidentiality with respect

to items consisting of closed meeting minutes of the Board. The determination was made that the need for confidentiality still exists as to certain portions of the closed meeting minutes for the period of January 2004 to the present. After motion made by Commissioner Washington and properly seconded by Commissioner Harris board members unanimously voted to retain the confidentiality of certain portions of the Closed Meeting Minutes of the Board for the period of January 2004 to the present.

Committee Chair, Dr. Mildred Harris, then presented the report of the Tenant Services committee. Per Commissioner Harris, the Tenant Services Committee held its regularly scheduled meeting on Wednesday, December 9, 2014, at approximately 1:00 p.m. at the CHA's Corporate Offices, 12th Floor Loft. In addition to Commissioner Harris, the following committee members were present as well: Commissioners Johnson, and Washington. Committee members then discussed, voted, and recommended for approval the resolution for Item 1.

On behalf of the Tenant Services Committee, Commissioner Harris then presented a Motion for approval of Item 1.

(Item 1)

The resolution for Item 1 approves a Funding Agreement between CHA and the CAC. A Funding Agreement is required by HUD Regulations for funding provided by a housing authority for a duly elected resident council. The Funding Agreement shall be used to fund tenant participation activities (e.g. stipends, operating expenses) and for costs incurred in carrying out tenant participation activities (e.g. expenses related to resident council elections).

RESOLUTION NO. 2014-CHA-117

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 10, 2014 entitled "AUTHORIZATION TO ENTER INTO A FUNDING AGREEMENT WITH THE CENTRAL ADVISORY COUNCIL";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a Funding Agreement with the Central Advisory Council in an amount not-to-exceed \$537,530 for the period of January 1, 2015 through December 31, 2015.

The Motion to adopt resolution for Item 1 was seconded by Commissioner Sierra and the voting was as follows:

Ayes:

Mark Cozzi
Matthew Brewer
Dr. Mildred Harris
Harriet Johnson
Jack Markowski
Z. Scott
Francine Washington

Nays:

None

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolution adopted.

In the absence of Committee Chair Bridget Reidy, Commissioner Markowski presented the report for the Operations and Facilities Committee. Per Commissioner Markowski, the Operations and Facilities Committee meeting was held on December 9, 2014, at approximately 1:10 p.m. at the CHA's Corporate Offices, 12th Floor Loft. In addition to Commissioner Markowski, the following committee members were present as well: Commissioners Harris and Washington. Commissioners Johnson and Brewer were present for this meeting but they are not members of this committee and were not counted toward the quorum. Committee members then discussed, voted, and recommended for Board approval Items 2 through 6.

On behalf of the Operations & Facilities Committee, Commissioner Markowski then presented an Omnibus Motion for the approval of Items 2 through 6.

(Item 2)

In May 2014, a Request for Proposal (RFP) was released to solicit proposals from qualified property management firms experienced in the management and operation of low-income, subsidized, affordable, and/or public housing properties to provide property management services for CHA property. In order to allow additional time for marketing of the RFP and completion of the written proposals, CHA extended the due date from July 3, 2014 to September 3, 2014. In September 2014, HUD informed the CHA that the current MTW operating fund formula will be transitioned to the standard operating fund formula in the future. This change will have a significant impact on CHA operating funds. This information was unknown to CHA or the respondents of the Property Management RFP at the time of proposal submission. Because of this, more time is needed to allow respondents an opportunity to demonstrate how they will ensure that CHA's housing portfolio is safe, decent and sustainable in an environment of reduced funding. As a consequence, the current contracts were extended to January 31, 2015 and the resolution for Item 2 approves the extension of the existing contracts. The CHA's current operating fund formula is governed by the MTW Agreement, which differs from the standard operating fund formula. The CHA will be seeking HUD approval for this contract extensions since the total term of these contracts will extend beyond five years.

RESOLUTION NO. 2014-CHA-118

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 10, 2014 entitled "AUTHORIZATION TO EXTEND THE EXISTING PROPERTY MANAGEMENT CONTRACTS AT CHA DEVELOPMENTS";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer ("CEO") or his designee to extend the existing professional service agreement with Eastlake Management Group, Inc., The Habitat Management Company, Hispanic Housing Development Corporation, H. J. Russell & Company, and Woodlawn Community Development Corporation for property management services at CHA, from February 1, 2015 to June 30, 2015 for CHA Senior properties, and from February 1, 2015 to July 31, 2015 for Family, Scattered Sites and Mixed Income properties, for an amount not to exceed \$4,305,324 in property management fees, subject to HUD approval.

(Item 3)

The resolution for Item 3 approves amendments to the Housing Choice Voucher (HCV) Administrative Plan to provide the opportunity for Family Public Housing wait list applicants to lease a unit with a Housing Choice Voucher and reorder the HCV wait list selection preferences. Extending this opportunity to Family Public Housing wait list applicants is an effort to serve those who have been waiting the longest before housing any new applicants from the October 2014 Wait list opening. Applicants who successfully lease a unit with a voucher will sign a waiver that will remove them from the Family Public wait list. A 35-day public comment period was conducted from October 27 through December 1, 2014. Announcements for the public comment process appeared on CHA's website and in the Chicago Defender, Chicago Sun-Times and Hoy newspapers. During the public comment period, both residents and the public alike were able to submit comments orally and in writing, regarding the amendments to the HCV Administrative Plan. CHA also held a public hearing during the comment period on November 12. Prior to finalizing these amendments, the CHA gave consideration to comments received during the public comment period.

RESOLUTION NO. 2014-CHA-119

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 17, 2014 entitled "AUTHORIZATION TO APPROVE AMENDMENTS TO THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners hereby approves the amendments to the Housing Choice Voucher Administrative Plan in the form substantially presented to the Board.

THAT the Chief Executive Officer, or his designee, is authorized to approve final changes, including but not limited to, changes based on HUD requirements, or resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

(Item 4)

The resolution for Item 4 approves Amendment No. 2 to Contract No. 11304 to increase the not-to-exceed amount and modify organizational staffing with Gilbane Building Company for Authority-wide Program/Construction Management Services in the amount of \$1,721,181. The purpose of Program/Construction Management Services is to augment Capital Construction Department (CCD) staffing needs to support and manage the Authority's Plan Forward. Gilbane will continue to support the Authority's Plan Forward, through Capital Planning, Capital Maintenance needs, compliance with various Chicago Building Department codes/ordinances, Quality Assurance and Quality Control, Design Sustainable projects, follow best construction practices to meet programmatic needs of the Capital Program, construction safety, as well as oversight of construction activities for both Mixed-Income and Unit Acquisition Program, a role that was previously performed by the CHA's court appointed receiver, Habitat. Gilbane has become an integral part of the CCD management team and has provided satisfactory service during its base year, and the continuation of their construction management services continues to be important to the timely achievement of the CHA's Plan Forward. Gilbane and CHA have reviewed Gilbane's staffing levels and have agreed to adjust them accordingly based on the revised number of projected projects.

RESOLUTION NO. 2014-CHA-120

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 10, 2014 entitled "AUTHORIZATION TO EXECUTE AMENDMENT 2 TO CONTRACT NO. 11304 TO INCREASE THE NOT-TO-EXCEED AMOUNT AND MODIFY ORGANIZATIONAL STAFFING WITH GILBANE BUILDING COMPANY FOR AUTHORITY-WIDE PROGRAM/CONSTRUCTION MANAGEMENT SERVICES";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Amendment No. 2 to Contract No. 11304 with Gilbane Building Company in the not-to-exceed amount of \$1,721,181 for Option Year 1, including not-to-exceed \$1,686,181 in modifications to originally proposed staffing levels, and an increase in the not-to-exceed amount for reimbursable of \$35,000, for the period of 12/1/14 to 7/9/15, to provide Authority Wide Program/Construction Management Services. The new aggregate total compensation amount of the Contract for the base year and option year 1 will be an amount not-to-exceed \$9,878,698.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and insurance requirements

(Item 5)

The resolution for Item 5 approves Contract Modification in the amount of \$82,050.09 for Madison Construction Company for Life and Safety and Plumbing Riser Replacement at Lidia Pucinska Apartments. The Contractor will provide the removal of ACM pipe fittings that were found upon demolition of the existing wall for the hydronic return risers. The Contractor will provide a new 125A MLO sub panel fed from an existing 100A breaker in LR panel and connect new AC related loads into the new subpanel at 838 N. Noble because there was new electrical added to the panel which caused the panel to be at its max load, after the contract was bid. The Contractor will disconnect the existing ComEd feed to EM panel, provide new 200A breaker for new normal feed to ATS-3, new wiring from MSB to ATS-3, and new wiring from ATS-3 to existing EM panel located in electrical closet near the ATS room at 847 N. Greenview because it was discovered that the existing electrical connections do not meet code. The Capital Construction Department has verified that the amount to perform the work by the contractor was within an acceptable range of the CHA's Independent Cost Estimate.

RESOLUTION NO. 2014-CHA-121

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 10, 2014 entitled “APPROVAL OF A \$82,050.09 CONTRACT MODIFICATION FOR MADISON CONSTRUCTION COMPANY FOR LIFE AND SAFETY AND PLUMBING RISER REPLACEMENT AT LIDIA PUCINSKA APARTMENTS”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners hereby approves the attached Resolution to approve an \$82,050.09 contract modification for Madison Construction for the following contract:

General Contractor	Project	Contract	Original Contract Value	Current Contract Value	Contract Modifications to be Approved December Board)	% of Contract- This Change Order	Cumulative Change Order Total	All Change Orders as a Cumulative % of Original Contract	Cumulative Amount Over \$100,000?	Revised Contract Amount
Madison Construction	Life Safety & Plumbing Riser Replacement @ Lidia Pucinska Apts.	11270	\$11,418,000.00	\$14,879,383.22	\$82,050.09	0.55%	\$3,444,171.62	23.15%	Yes	\$14,961,433.31
Total										\$82,050.09

This item is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 and insurance requirements.

(Item 6)

The resolution for Item 6 approves the Revised Authority's Records Management Policy. The purpose of the CHA Records Management Policy is to provide the Authority with formal guidelines and governance related to the creation, maintenance and handling of CHA Records by CHA staff and all CHA contractors or vendors who handle CHA records as part of their regular duties and responsibilities. Administrative and technological changes since the implementation of the prior policy have warranted revisions to the Policy to reaffirm its application to certain activities performed by CHA contractors, including property managers, HCV administrators and construction managers. The Policy is supplemented by the CHA's Records Program and Procedures and the CHA's Record Retention Schedule, which is periodically updated and submitted for regulatory approval to the Local Records Commission of Cook County (LRCCC), the regional agency responsible for oversight of records management by local government entities such as the CHA. The revisions are largely technical rather than substantive. The 2014 revision to the Policy will provide some grammatical updates and revised language pertaining to titles, definitions, and other minor editorial changes.

RESOLUTION NO. 2014-CHA-122

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated December 10, 2014 entitled: “ADOPTION OF REVISED RECORDS MANAGEMENT POLICY ”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Revised Records Management Policy (2014) is adopted.

THAT, the Board of Commissioners authorizes the Chief Executive Officer and his designees to implement the Revised Records Management Policy (2014).

The Motion to adopt resolutions for Items 2 thru 6 was seconded by Commissioner Harris and the voting was as follows:

Ayes:

Mark Cozzi
Matthew Brewer
Dr. Mildred Harris
Harriet Johnson
Jack Markowski
Z. Scott
Francine Washington

Nays:

None

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

Jack Markowski, Chairman of the Real Estate Development committee, then presented his report Per Commissioner Markowski, the Real Estate Development Committee meeting was held on Wednesday, December 9, 2014, at approximately 2:05 p.m. at the CHA Corporate Offices, 60 E. Van Buren, 12th Floor Loft. Commissioner Markowski chaired the meeting and the following committee members were present as well: Commissioners Brewer and Harris. Commissioners Johnson and Washington were also present but were not counted as part of the quorum.

On behalf of the Real Estate Development Committee, Commissioner Markowski then presented an Omnibus Motion for the approval of Items 7 through 9.

(Item 7)

The resolution for Item 7 approves submission of a Disposition Application to HUD for the redevelopment of the Fannie Emanuel Senior Apartments and executes and delivers such other documents and performs such actions as may be necessary or appropriate to implement the foregoing. Fannie Emanuel, formerly Park View Apartments, is a CHA owned high-rise building located at 3916 W. Washington St. in the West Garfield Park community on the City's West side. This 20-story high masonry structure was built in 1963 to house 181 apartment units. The building was closed in 2007 due to significant mechanical system problems. CHA, acting as the developer, will redevelop this property for senior housing using a mix-finance approach to leverage HUD funds with private equity. The building will be renovated to meet life safety, accessibility and city energy code standards. It will provide senior residents with modern conveniences, recreational spaces and a generous 2.5-acre landscaped site that includes active walking paths, gardens and other activity areas. The Fannie Emanuel redevelopment will return the original 181 quality housing units to CHA's leasing portfolio. Most significant, it will provide senior residents with a quality, safe and dignified housing. Subsequently, the project will return to CHA's Board in 2015 to request mixed finance transaction approvals.

RESOLUTION NO. 2014-CHA-123

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 10, 2014 entitled Authorization to submit a disposition application to the United States Department of Housing and Urban Development ("HUD") for the redevelopment of the Fannie Emanuel Senior Apartments and to execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to submit a disposition application to the United States Department of Housing and Urban Development ("HUD") for the redevelopment of the Fannie Emanuel Senior Apartments and to execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

(Item 8)

The resolution for Item 8 approves an agreement to enter into a Housing Assistance Payments Contract for 65th Infantry Regiment Veterans Housing. In February 2014, HUD announced the

availability of a set-aside of approximately \$7 million in HUD-VASH funding that will support approximately 1,000 units of project-based voucher (PBV) assistance. CHA submitted an application for 65th Infantry and was awarded 48 project-based VASH vouchers in August 2014. The 65th Infantry Regiment Veterans Housing is new construction of a four-story elevator building containing 49 units in the West Town community area consisting of 24 one-bedroom, 13 two-bedroom and 12 three-bedroom units. All units will be VASH-assisted and for Veterans with the exception of one two-bedroom unit for a live-in property manager. To retain the award, the developer, Hispanic Housing Development Corporation, an Illinois not-for-profit corporation (HHDC), must execute an AHAP and start construction by February 6, 2015. This development will utilize a number of green features and amenities that will lower utility bills and help create a healthy living environment, including Energy Star rated appliances, low VOC materials, and improved insulation and air sealing. Building amenities include storage room allocating space for each unit, laundry room, lobby, a live-in property manager, a community room, a fitness/exercise area, business center with computers, and an outdoor patio with a residents' garden. Additional amenities include secured bicycle parking, an equipped sports court, garden plots and on-site car sharing through I-Go. Supportive services will be provided by Norwegian American Hospital (NAH) along with Jesse Brown VA Medical Center (JBVAMC). Provided services include job training, legal assistance, peer support groups, educational programming, computer training, addiction counseling and mental health support. The development will use Housing First approach where chronically homeless or vulnerable homeless individuals and families will be provided immediate access to housing and then offered the supportive services that may be needed to foster long term stability and prevent a return to homelessness. HHDC, established in 1976, is a not-for-profit community development corporation, which develops, builds, and manages affordable housing in Chicago-metro communities with sizable Latino and minority residents. Initial contract rents will be determined by market comparables and fair market rents applicable at the time the HAP contract is executed. All rent determinations will comply with federal regulations and CHA policy. JBVAMC will screen homeless veterans for clinical eligibility. Those applicants will then be referred to CHA to determine HUD-VASH eligibility. CHA will refer homeless Veterans from its wait list to JBVAMC

RESOLUTION NO. 2014-CHA-124

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated December 10, 2014 requesting authorization to execute an AHAP and HAP contract for 65th Infantry Regiment Veterans Housing;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute an AHAP and HAP contract for 65th Infantry Regiment Veterans Housing.

Item 9)

The resolution for Item 9 approves an Agreement to enter into a Housing Assistance Payments Contract (AHAP) for Access Housing. In July 2013, the Board approved a preliminary commitment letter with Home First Illinois, LLC (HFI). HFI has obtained the necessary funds from Illinois Development Housing Authority (IDHA) to develop 54 total units, 38 of which will be PRA-assisted, 12 will receive rental subsidy from the State Mental Health Division, and 4 will have reduced rents via the IDHA Trust Fund program for people at or below 15% AMI. The project will be a combination of substantial rehabilitation and new construction on vacant lots or on parcels where existing buildings will be demolished. HFI has acquired 25 total scattered sites in Logan Square, Hermosa, Humboldt Park and West Town. Of these, 7 sites are vacant lots, 6 sites have properties to be demolished and 12 sites have 2 or 3-flats to be rehabbed. After construction, the development will consist of 21 two-flats plus one coach house, 2 three-flats, 1 four-flat and 1 two-flat with a residential unit on the second level and a property management office on the first floor, which is currently zoned for commercial use on the ground floor. Each of the 13 newly constructed buildings will have ADA accessible units at grade level. The PRA mix will be comprised of 11 one-bedroom and 27 two-bedroom units. These units will count toward CHA's 200-unit Section 811 commitment to the State. HFI, a subsidiary of IFF, an Illinois not-for-profit corporation, was created to develop and own supportive housing for very low-income people with disabilities. HFI is the owner of Illinois Accessible Housing Initiative Phase I & II, which consists of 45 scattered condo units. All 20 units in Phase I are now leased and occupied under a PRA HAP contract. Phase II is underway and expected to be complete in

the first quarter of 2015. The units will be managed by Affordable Property Management Specialists, which has been in business since 2006. It is the intent of the owner/manager of Access Housing to lease all of the PRA-assisted units to disabled applicants that are Olmstead Class Members referred through the State of Illinois. Any applicants that are also on CHA's waiting list will be given a priority preference.

RESOLUTION NO. 2014-CHA-125

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated December 10, 2014 requesting authorization to execute an AHAP and HAP contract for Access Housing;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute an AHAP and HAP contract for Access Housing.

The Motion to adopt resolutions for Items 7 through 9 was seconded by Commissioner Cozzi and the voting was as follows:

Ayes:

Mark Cozzi
Matthew Brewer
Dr. Mildred Harris
Harriet Johnson
Jack Markowski
Z. Scott
Francine Washington

Nays:

None

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

Committee Chair, Mark Cozzi, then presented the report for the Finance & Personnel Committee. Per Commissioner Cozzi, the Finance & Personnel Committee meeting was held on Wednesday, December 9, 2014, at approximately 2:25 p.m. at the CHA Corporate Offices, 60 E. Van Buren, 12th Floor Loft. Present at the meeting were Commissioners Brewer, Johnson and Markowski. Commissioner Washington was also present; however, she was not counted toward the quorum. Committee members subsequently adjourned to closed session to discuss Item 11 and then returned to open session and approved Items 10, and 11. Item 11 was also discussed in today's closed meeting.

On behalf of the Finance & Personnel Committee, Commissioner Cozzi then presented an Omnibus Motion for the approval of Items 10 and 11.

(Item 10)

The resolution for Item 10 approves the FY2015 Comprehensive Budget. The FY2015 Comprehensive Budget totaling \$976.4 million includes the following fund categories: **MTW Fund**. Total revenue for FY2015 is \$955.3 million. The MTW Fund combines the Low-Rent, Capital and Section 8 programs into a block grant as allowed by HUD under the Amended and Restated MTW agreement. Total MTW Fund revenues consist of Dwelling Rental Income, Interest Income, Capital Grant Funds, Housing Assistance Subsidy, Operating Subsidy, MTW Reserves and Other Income. **Section 8 Fund (Non-MTW)**. Total revenue for this program is \$16.1 million. These contracts provide appropriations for approximately 1,277 of Mod Rehab vouchers, 685 Veteran's Affairs Supportive Housing (VASH) vouchers, and 50 Mainstream vouchers for housing assistance based on annual contributions contracts from HUD. **Hope VI Fund**. Total revenue equals \$3.3 million. These funds are used to support relocation, revitalization, community and supportive services programs. **Other Funds**. Total revenue is \$1.6 million. Revenue consists of federal and local grants that will be used to enhance or augment funding for critical programs and services that the CHA provides to its residents. The estimated sum of all revenues for FY2015 plus the amount of FY2014 fund balance available for appropriation in FY2015 is equal to the estimated sum of all expenditures to be made/incurred during FY2015 and any unpaid liabilities at the beginning of FY2015.

RESOLUTION NO. 2014-CHA-126

WHEREAS, the Board of Commissioners has reviewed the Board letter dated December 10, 2014, entitled “APPROVAL OF THE FY2015 COMPREHENSIVE BUDGET”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners, hereby approves the attached “FY2015 COMPREHENSIVE BUDGET” and finds with respect to said Budget:

1. that the proposed expenditures are necessary for the efficient and economical operation of the Chicago Housing Authority for the purpose of serving low-income families;
2. that the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the applicable Federal regulations; and
3. that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Amended and Restated Moving To Work Demonstration Agreement of the Chicago Housing Authority with the U.S. Department of Housing and Urban Development.

THAT, the Chief Executive Officer and Chief Financial Officer are authorized to execute and forward to the U.S. Department of Housing and Urban Development all necessary budget documents and supporting information when applicable.

(Item 11)

The resolution for Item 11 ratifies the following employment actions: 4 offers of employment to applicants for the positions of Senior Procurement Specialist; Procurement Specialist; Outreach Coordinator and Improving Properties Initiative Supervisor; and 1 reclassification of employee to the position of Manager, HCV Policy & Accountability. The CEO certifies that all these actions were properly vetted and evaluated pursuant to established CHA protocols.

RESOLUTION NO. 2014-CHA-127

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 10, 2014, entitled “Approval of Personnel Actions”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the requested personnel actions.

The Motion to adopt resolutions for Items 10 and 11 was seconded by Commissioner Markowski and the voting was as follows:

Ayes:	Mark Cozzi Matthew Brewer Dr. Mildred Harris Harriet Johnson Jack Markowski Z. Scott Francine Washington
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Nays:	None
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There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

(Item 12)

The resolution for Item 12 approves the 2014 Revised Public Participation Rules for Board and Committee Meetings. The rules for Board meetings were last revised on August 15, 2013, and the rules for Committee meetings were last revised on August 4, 2011. The purpose of the public participation rules is to provide residents and interested persons with the opportunity to comment

on issues or topics that are within the purview of the Board or Committee, as the case may be. The proposed revisions to the public participation rules include the following: consolidation of Board and Committee meeting rules; on-line registration in advance of meetings for persons who would like to address the Board or Committee; group presentations; cumulative limit of 60 minutes for public comment and provisions for written comments submitted to the Board.

RESOLUTION NO. 2014-CHA-128

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated December 10, 2014 entitled: "**ADOPTION OF 2014 REVISED PUBLIC PARTICIPATION RULES FOR BOARD AND COMMITTEE METINGS**"

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY, COOK COUNTY, ILLINOIS AS FOLLOWS:

THAT, the 2014 Revised Public Participation Rules for Board and Committee Meetings in substantially the form attached hereto as Exhibit A are adopted.

The Motion to adopt resolutions for Item 12 was seconded by Commissioner Markowski and the voting was as follows:

Ayes:	Mark Cozzi Matthew Brewer Dr. Mildred Harris Harriet Johnson Jack Markowski Z. Scott Francine Washington
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Nays:	None
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There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolution adopted.

Michael Merchant, Chief Executive Officer then presented his monthly report to the Commissioners.

Chairwoman Scott then invited residents and the public at large to address the Board.

There being no further business to come before the Commissioners, upon Motion made and seconded, the Regular board meeting of December 16, 2014, was adjourned at approximately 1:10 p.m.

s/b: Lee Chuc-Gill, Secretary
Custodian and Keeper of Records